

AMENDED IN SENATE MAY 12, 1999  
AMENDED IN ASSEMBLY MARCH 16, 1999

CALIFORNIA LEGISLATURE—1999–2000 REGULAR SESSION

**ASSEMBLY BILL**

**No. 264**

**Introduced by Assembly Member Mazzoni**  
(Coauthor: Senator Burton)

February 3, 1999

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An act to add Article 9 (commencing with Section 33492.140) to Chapter 4.5 of Part 1 of Division 24 of the Health and Safety Code, relating to redevelopment.

LEGISLATIVE COUNSEL'S DIGEST

AB 264, as amended, Mazzoni. Redevelopment: Hamilton Army Airfield.

The existing Community Redevelopment Law requires redevelopment agencies that receive tax-increment revenues and that have adopted redevelopment plans or amended redevelopment plans to include new territory, after January 1, 1994, to make specified payments to local taxing entities that are affected by activities of the redevelopment agencies. Existing law expresses the intent of the Legislature that these payments are necessary to alleviate the financial burden and detriment that affected taxing entities may incur as a result of the adoption of a redevelopment plan, that the payments will benefit redevelopment project areas, and that the payments are the exclusive payments that are required to be made by

a redevelopment agency to affected taxing entities during the term of a redevelopment plan.

Existing law, until January 1, 2001, recognizes the City of Novato as the single local base reuse entity for purposes relating to reuse planning for the Hamilton Army Base, which is also known as the former Hamilton Air Force Base for purposes of existing law that authorizes a local agency, by ordinance, to allow graduated compliance of buildings on former military bases with building regulations or standards.

This bill would authorize the redevelopment agency of the City of Novato to pay to other specified agencies ~~with territory located within a redevelopment project area within the boundaries of the Hamilton Army Airfield in the City of Novato~~ any amounts of money that in the redevelopment agency's determination are appropriate to alleviate any financial burden or detriment caused to those other agencies by the ~~redevelopment project~~ *Hamilton Field Redevelopment Project*.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Article 9 (commencing with Section  
2 33492.140) is added to Chapter 4.5 of Part 1 of Division 24  
3 of the Health and Safety Code, to read:

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5 Article 9. Hamilton Army Airfield

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7 33492.140. Notwithstanding paragraph (1) of  
8 subdivision (f) of Section 33607.5, the redevelopment  
9 agency of the City of Novato may pay to the County of  
10 Marin, the Novato Fire *Protection* District, and the Marin  
11 Community College ~~District with territory located~~  
12 ~~within a redevelopment project area comprising land~~  
13 ~~within the boundaries of the former Hamilton Army~~  
14 ~~Airfield in the City of Novato any~~ *District* any amounts of  
15 money that in the agency's determination are  
16 appropriate to alleviate any financial burden or  
17 detriment caused to the County of Marin, the Novato Fire

1 *Protection* District, or the Marin Community College  
2 District by the ~~redevelopment—project~~ *Hamilton Field*  
3 *Redevelopment Project*.

4 SEC. 2. The Legislature finds and declares that with  
5 regard to Section 1, a special law is necessary and that a  
6 general law cannot be made applicable within the  
7 meaning of Section 16 of Article IV of the California  
8 Constitution because of the unique circumstances of  
9 former Hamilton Army Airfield. The facts constituting  
10 these unique circumstances are as follows:

11 Unlike other military base closures in California,  
12 Hamilton Army Airfield was not closed at one time, but  
13 has, since 1974, undergone a series of partial closures and  
14 dispositions by various branches of the military. This has  
15 imposed severe economic burdens on the City of Novato  
16 and has deprived other local jurisdictions, including the  
17 City of Novato, the County of Marin, the Novato Fire  
18 *Protection* District, and the Marin Community College  
19 District, of the ability to effectively adapt their planning  
20 and economic resources in a coordinated manner to  
21 alleviate the economic and social burdens on the  
22 community caused by the fragmented closure and  
23 disposition process affecting the base. The Hamilton  
24 Field ~~redevelopment—project~~ *Redevelopment Project*  
25 that has been adopted by the City of Novato has as its  
26 primary purpose the achievement of the goals of the  
27 Hamilton Field Reuse Plan for significant rehabilitated  
28 housing at Hamilton Army Airfield that is deed-restricted  
29 for persons of very low, low, and moderate income. This  
30 special act is necessary in order to promote the effective  
31 use of redevelopment to promote the achievement of the  
32 affordable housing goals of the reuse plan that will add a  
33 significant number of deed-restricted housing units in the  
34 City of Novato and the County of Marin and to address  
35 the problems referred to that are unique to Hamilton  
36 Army Airfield, the City of Novato, the County of Marin,  
37 the Novato Fire *Protection* District, and the Marin  
38 Community College District.

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